



PALM DESERT

CITY OF PALM DESERT

Hillside Residential Design Standards

MARCH 2026



PALM DESERT

ACKNOWLEDGMENTS

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Commissioner Dean Wallace Colvard

Commissioner Geoff Gregory

Commissioner Nicholas Latkovic

Commissioner Michael McAuliffe

Commissioner James McIntosh

Commissioner Francisco Sanchez

Commissioner John Vuksic

City Staff

Richard Cannone, AICP, Assistant City Manager

Rosie Lua, Director of Development Services

Carlos Flores, AICP, Deputy Director of Development Services

Consultant Team

John Kaliski Architects (JKA)

Tajima Open Design Office



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INTRODUCTION

- 1.1 Palm Desert Hillside Character & Policy Framework
- 1.2 HPR District Conservation & Design Objectives
- 1.3 Applicability & Exceptions
- 1.4 How to Use the Standards
- 1.5 HPR Design Standards Approval Process



1.1 Applicability & Exceptions

The design standards of this policy shall only apply to single-family housing developments located in the Hillside Planned Residential (HPR) Palm Desert zoning designation. This policy does not apply to multi-family developments, mixed-use developments, or single-family developments outside of the HPR zone. The design standards are also not applicable to non-residential development.

If a property owner can demonstrate that an existing building pad in the HPR zone was approved by the City or County before incorporation of the City of Palm Desert, a residential building and accessory structure(s) may be built on a previously approved building pad without a public hearing. The total area of buildings shall be limited to 35 percent of the existing building pad area or a maximum of 3,150 square feet, whichever is less. The total building square footage may be increased up to 50 percent of the existing building pad area and a maximum of 6,300 square feet, whichever is less, with Architectural Review Commission approval, appealable to the Planning Commission.

The Planning Commission, upon the recommendation of the Architectural Review Commission, may approve a precise plan of design through a public hearing process that modifies the standards of this Section. Said precise plan shall take into consideration any and all circumstances of the project including, but not limited to, viewshed, existing and proposed topography, landscape and site improvements, color, texture, profile, and components of buildings and structures on the lot with the exception that no building pad shall be approved that exceeds 14,520 square feet in size and the total area of buildings on a lot shall not exceed 6,300 square feet in size.

1.2 Palm Desert Hillside Character & Policy Framework

Palm Desert's mountain vistas, and in particular views to and from the Cahuilla Hills west of State Route 74 / Pines to Palms Highway, establish an iconic backdrop for this city's sense of place and enjoyment. Rising steeply from the desert floor, the tan-colored hills streaked with rust tones shift from light grays to purples, depending upon the time of day. Up close, sandy, gray gravelly, and rock strewn trails wind through hilly open spaces spotted with creosote bushes, Cottonwood trees in ravines, and all manner of blooming and clustered native plants.

Palm Desert policy has long sought to balance conservation of these hillsides and the views to and from them with the single-family homes that typically dot this landscape. Over decades, the city has accomplished this balance through master plans for residential neighborhoods, evolving hillside zoning requirements, grading criteria to preserve the natural land forms, public design

review to ensure architectural quality, and the creation of parklands and conservation easements.

Yet, there are still opportunities to more consistently ensure the quality of future development and design outcomes. Palm Desert stakeholders have increasingly expressed concerns that some hillside developments are too visible, that the natural beauty and topography of the hills are being degraded as developments occur, and that views to and from the hills, the City's iconic backdrop, is being diminished.

The City's General Plan envisions Palm Desert as a "...city with stunning views of the hillsides and mountains surrounding the Coachella Valley." This is supported with numerous land use and open space policies to conserve the hillsides, which together strategically shape this policy's design standards.



View looking east from the West Hills area.

1.3 HPR District Conservation & Design Objectives

The conservation of Palm Desert's hillsides and mountainscapes is a key city objective that contributes to the welfare, safety, and beauty of the town. The maintenance of views to and from the hills and the natural Sonoran Desert setting are an everyday experience that is enjoyed and adds value for all residents, local businesses, and visitors. The hillsides establish the backdrop for Palm Desert's unique sense of place. Development within the hillside districts must defer to and preserve to the greatest extent feasible views to and from this existing and treasured natural landscape. To accomplish this objective, Palm Desert will utilize design, landscape, and grading parameters to establish clear base standards for the design of projects that will communicate the City's expectations for design quality. The standards will also help ensure that the identity of the city, its views to and from the hills, are protected and enhanced with each new project. The objectives of the Hillside Residential Design Standards are:

1. Conserve views to and from Palm Desert's iconic hillsides and mountains.
2. Protect major ridges, public lands, public pathways and trails, and environmentally sensitive areas within the Hillside Planned Residential Zone (HPR) and Hillside Planned Residential Drainageway, Floodplain, Watercourse Overlay Zone (HPR, D).
3. Create a fit that blends the design and placement of buildings, structures, access roads and drives and the existing and natural hillside environment within the HPR and HPR, D Zone areas.
4. Minimize grading associated with building projects and realize graded slopes that merge with and are similar in appearance to the existing and natural topography of the hillsides within the HPR and HPR, D Zone areas.
5. Minimize visual intrusion caused by exterior lighting within the HPR and HPR, D Zone areas.



1.4 How to Use the Standards

This policy is a primary design reference and tool to use when designing new hillside single-family projects in Palm Desert. The design standards of this policy assist project applicants and their designer's understanding of the minimum design standards that shall be met. The design standards are described in [Chapter 2](#) and are organized as follows:

- Section 2.1: Hillside Grading and Ridgeline Protection.
- Section 2.2: Site and Open Space.
- Section 2.3: Trees and Plants.
- Section 2.4: Structure, Building, and Accessory Buildings.
- Section 2.5: Exterior Lighting.
- Section 2.6: Materials and Colors.

The below steps should be followed at the start of designing new projects.

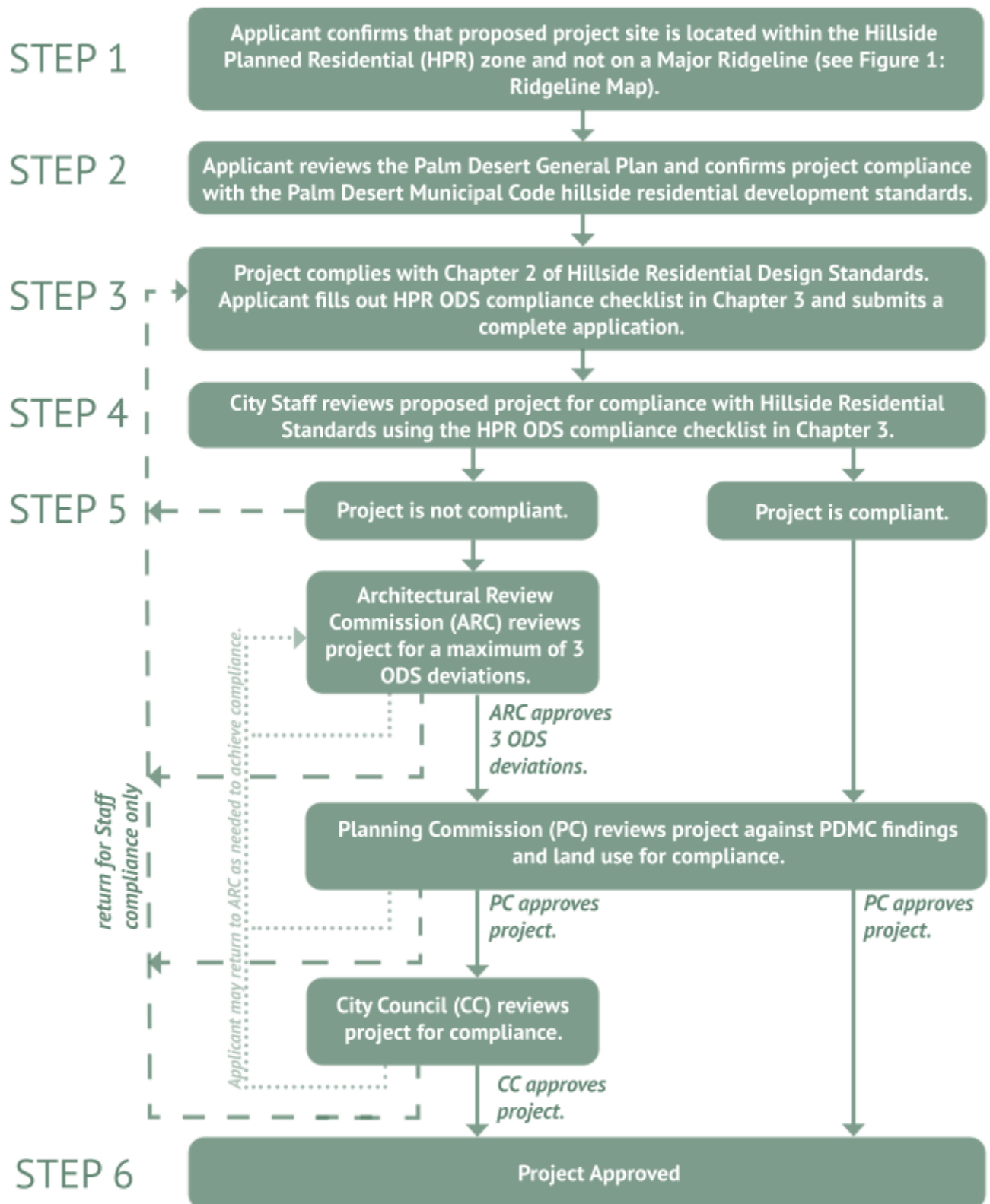
1. Review the Palm Desert General Plan to understand the goals and policies for new development.

2. Review the Hillside Planned Residential development standards in the Palm Desert Municipal Code (Chapter 25.10) to determine the requirements that will shape the site and building design.
3. Review the design standards in Chapter 2 of this policy to identify the applicable design standards for a single-family hillside development.
4. Throughout the design process utilize the checklist in [Chapter 3, Hillside Residential Design Standards Compliance Checklist](#), to ensure that all design criteria are met before submission to the City for approval. For more information regarding the approval process, see [Section 1.5: HPR Design Standards Approval Process](#).

Discretionary projects require approval from the Architectural Review Commission. The City of Palm Desert Director of Development Services may expand upon and/or regularly update the design standards in this policy as per their discretion. The removal of any design standards in this policy can only be decided upon by the Planning Commission or City Council.



1.5 HPR Design Standards Approval Process



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HILLSIDE PLANNED RESIDENTIAL DESIGN STANDARDS

- 2.1 Hillside Grading & Ridgeline Protection
- 2.2 Site & Open Space
- 2.3 Trees & Plants
- 2.4 Structure, Building & Accessory Buildings
- 2.5 Exterior Lighting
- 2.6 Colors & Materials

2.1 HILLSIDE GRADING & RIDGELINE PROTECTION



▲ *This single-family home is set beneath a major ridgeline. See Standard 2.1.4.*

2.1.1. **Grading.** No grading, inclusive of cuts and fills, in excess of one cubic yard of earth per four square feet of total building pad area shall be permitted without the prior written approval of the Director of Development Services. The Director may approve grading up to two cubic yards per four square feet of lot area per lot after making all of the following findings.

- a. Building and Safety and Land Development Engineering have both determined that such grading is required to provide access driveways, pedestrian pathways, drainage facilities, and/or dwelling and allowed accessory building foundations.
- b. Project graded slopes have a natural appearance inclusive of landscape.
- c. Building and Safety and Land Development Services have determined that grading will not cause erosion of slopes on abutting or adjacent properties.

Notwithstanding the above requirements, corrective grading as determined by Building and Safety and Land Development Engineering may be allowed as needed to fix issues that occur immediately precedent to, during, or in the aftermath of a storm or seismic event that damages the functionality and safety of existing landforms, drainage ways, and public rights-of-way, trails, pathways, and access drives.

2.1.2. **Grading abutting public land and conservation easements.** No earth shall be graded within 50 feet of the boundaries of any abutting public land as established by a survey, or conservation, or drainage easement, either abutting, adjoining, or within a project site as noted in a title report.

2.1.3. **Graded slope appearance.** Graded slopes shall utilize landform grading and be planted with plant materials as noted in [Section 2.3](#).

2.1.4. **Major Ridgeline protection.** Any structure visible from Highway 74 shall be designed such that the highest point of the structure, inclusive of antennas, chimneys, flag poles, parapets, roof ridges, rooftop equipment, satellite dishes, and all building and any accessory components associated with the project, is set at or below any "Major Ridgeline" and within 100 feet of the building and any accessory component(s). Notwithstanding this requirement, if the Project utilizes an existing building pad as determined by the Director of Development Services, any structure and any accessory component associated with a project may not exceed the height limits otherwise required by the Palm Desert Municipal Code.



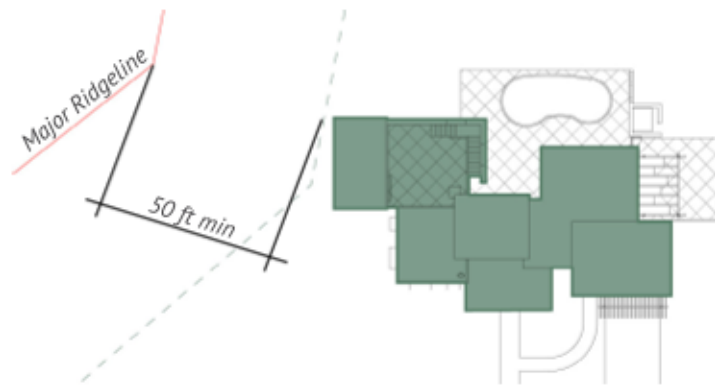
◀ Figure 1: Ridgeline Map.

-  MAJOR RIDGELINE
-  MINOR RIDGELINE
-  HILLSIDE PLANNED RESIDENTIAL ZONE

2.2 SITE & OPEN SPACE

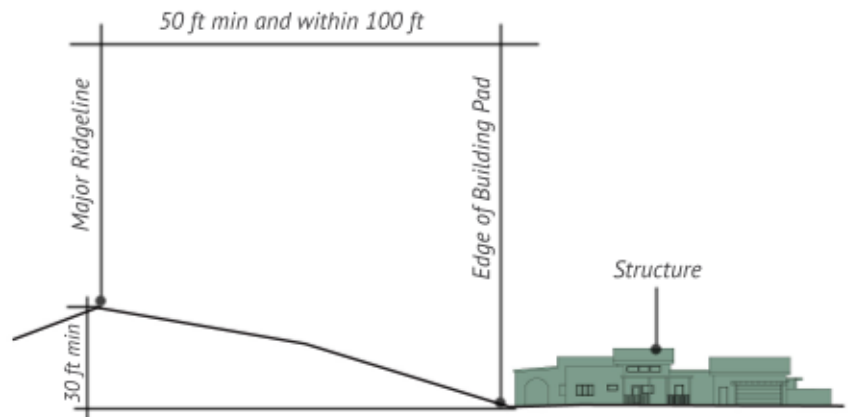
- 2.2.1. **Density.** Each lot shall be limited to a maximum of one unit per five acres. All lots will be entitled to at least one unit.
- 2.2.2. **Structures at Major Ridgelines.** Structures built on or across a Major Ridgeline, as noted in [Figure 1: Ridgeline Map](#), is prohibited.
- 2.2.3. **Horizontal setbacks at Major Ridgelines.** Structures shall be set back a minimum of 50 feet from a major ridgeline.

Structures on the building pad are set back a minimum of 50 feet from a Major Ridgeline. See Standard 2.2.3.



- 2.2.4. **Vertical setbacks at Major Ridgelines.** The grade adjacent to portions of a structure within 100 feet of a Major Ridgeline shall be set a minimum of 30 feet below the Ridgeline.

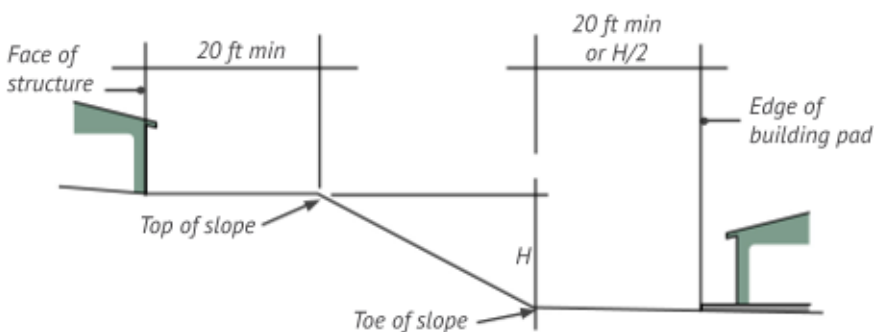
Structures must be at least 50 feet away from a Major Ridgeline. Structures within 100 feet of a Major Ridgeline are set at least 30 feet below the Ridgeline. See Standards 2.2.3. and 2.2.4.



- 2.2.5. **Building pad, location at Major Ridgelines.** New building pads shall be set a minimum of 50 feet from a Major Ridgeline and be graded such that every portion of the building pad is a minimum of 30 feet below the Ridgeline.



- 2.2.6. **Structures at slopes greater than 20 percent.** On slopes greater than 5:1 (20 percent), structures are prohibited.
- 2.2.7. **Building pad area at new building pads.** The maximum area permanently disturbed by grading for a new building pad shall not exceed 9,000 square feet.
- 2.2.8. **Building pad area at existing building pads.** An existing building pad that is less than 9,000 square feet may be added to such that the maximum area permanently disturbed by grading shall not exceed 9,000 square feet.
- 2.2.9. **Siting of buildings and structures at tops and toes of slopes.** Structures set on a building pad shall be set back a minimum of 20 feet from the top edge of the building slope. Structures in relationship to the toe of an adjoining slope greater than 5:1 (20 percent) shall be set back a minimum of half the height of the slope or 20 feet, whichever is less.

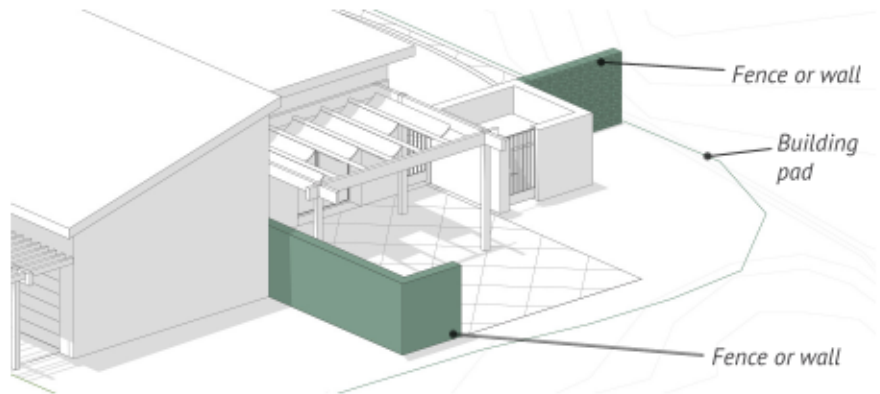


◀ 20 feet separates a building from the top of slope, while the edge of a building pad shall be set back from the toe of slope at least 20 feet or half the height of the slope (whichever is less). See Standard 2.2.9.

- 2.2.10. **Utilities.** Any and all poles, overhead wires and lines, cables, transformers, and switchgear associated with the provision of on-site electrical service shall be placed underground. Any pipes associated with provision of electrical, water, or gas service shall be placed underground, or if attached to the structure shall be the same color as the structure. Electrical transformers and switch gear may be mounted on ground pads if fully screened from view by walls, maximum 50 percent open and colored per the color allowances in [Section 2.6](#).
- 2.2.11. **Fences and walls, location.** Fences and walls shall only be located on building pads. Notwithstanding this requirement, retaining walls, guardrails, and other City requirements are permitted at any location on a lot.
- 2.2.12. **Fence and wall height.** No fence or wall shall exceed six feet in height as measured from the adjacent grade.

2.2.13. Retaining walls. A maximum of two freestanding vertical walls, or two walls sloped inward at an angle of 60 degrees or more from the base of the wall, may be built on any lot. No wall shall exceed a maximum of 150 feet in length without a minimum five-foot horizontal offset in plane or the initialization of a curved wall segment with a radius that is drawn perpendicular to the wall with a minimum length of 600 feet. If the maximum two freestanding walls are designed so that one is vertically above the other, the minimum horizontal distance between the two walls shall be six feet.

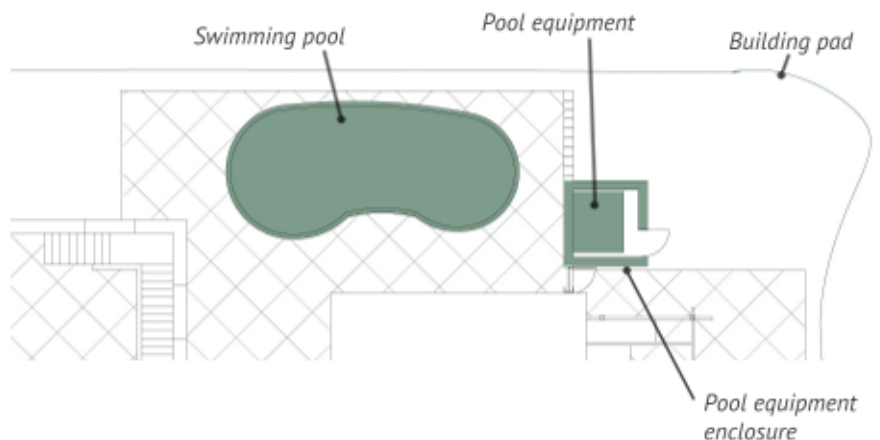
Two freestanding walls less than 150 feet in length sit on the building pad. See Standard 2.2.13.



▲ A swimming pool located on a hillside building pad. See Standard 2.2.14.

2.2.14. Swimming pools and equipment. Private swimming pools and associated equipment shall be located within the boundaries of the approved building pad. All swimming pool equipment shall be housed in a building or be located behind a fence or wall a minimum of four feet in height that meets the fence and wall standards in this Section.

Swimming pool and enclosed pool equipment are within the building pad. See Standard 2.2.14.





2.2.15. **Private sports courts.** Private sports courts shall be located within the boundaries of the approved building pad. Any fences or walls associated with a sports court shall meet the fence and wall standards in this Section. Notwithstanding any other design standards in this Section, a fence with a transparency of 80 percent or greater may be utilized when the fence is set back from the edge of the building pad, such that the height of the fence is equal to or less than the depth of the fence from the building pad edge and the fence in no case exceeds 12 feet in height.



▲ A sport court is located within the building pad boundaries. See Standard 2.2.15.

2.2.16. **Common open space conservation.** All common open space shall be conserved and maintained for that purpose as shown on the approved plans. The applicant of a project shall choose one or a combination of the following methods of administering common open space.

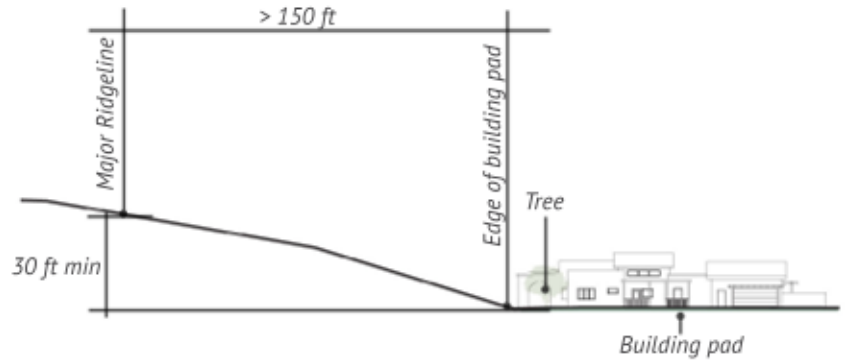
- a. Dedication of common open space to the City, which is subject to formal acceptance.
- b. Establishment of an association or nonprofit corporation or other entity within a project boundary to ensure the perpetual maintenance of all common open space.
- c. Retention of ownership, control, and maintenance of all common open space by the owner of a project; all privately-owned common open space shall continue as such and shall only be used in accordance with the approved plan; any approved land use restrictions shall be contained in all deeds to ensure that the common open space is permanently conserved according to the approved plan; said deed restrictions shall run with the land and be for the benefit of present as well as future owners, and shall contain a prohibition against partition of common open space.

2.3 TREES & PLANTS

2.3.1. **Trees, density.** A maximum of one tree may be planted for each 3,000 square feet of building pad area.

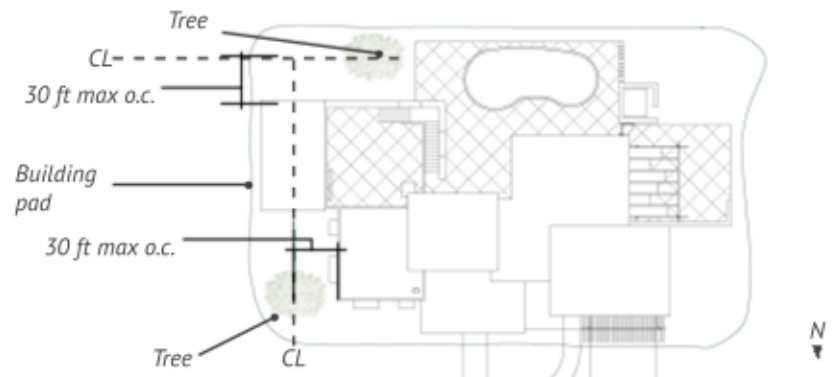
2.3.2. **Trees, location.** Planting of trees within 150 feet of a Major Ridgeline is prohibited. Trees greater than 150 feet from a Major Ridgeline must be planted a minimum of 30 feet below the elevation of the closest major hillside ridge. Trees within 50 feet of a minor hillside ridge must be planted within an approved building pad or at an elevation a minimum of 30 feet below the elevation of the closest minor hillside ridge. See [Figure 1: Ridgeline Map](#).

The tree is located 30 feet below the Major Ridgeline and within the building pad. See Standard 2.3.2.



2.3.3. **Trees, spacing.** Where more than two trees are planted, trees shall be spaced such that a straight line can not be drawn through more than two trees. Notwithstanding the tree density and spacing requirements noted, if a structure is located west of Highway 74 and within 600 feet of the Highway 74 right-of-way, and the average elevation of the building pad or grade adjoining the building is within 50 feet in elevation of that portion of Highway 74 closest to the building pad or grade adjoining the building, allowed tree species shall be continuously planted in front of and within 30 feet of any east and south facing building walls, with trees not to exceed 30 feet on center along the length of these building walls.

Two trees are placed on a building pad such that they are not aligned and within 30 feet of east and south-facing building walls. See Standard 2.3.3.



▲ Honey Mesquite.



▲ Ironwood.

2.3.4. **Trees, allowed species within building pads.** Where trees are planted within building pads, utilize species from the following list. All other tree species are prohibited.

- Blue Palo Verde. *Cercidium floridum*.
- Desert Willow. *Chilopsis linearis*.
- Honey Mesquite. *Prosopis glandulosa*. May be a thornless cultivar inclusive of *Prosopis glandulosa* 'Maverick' or *Prosopis glandulosa* 'AZT.'
- Velvet Mesquite. *Prosopis velutina* (aka *Neltuma velutina*).
- Ironwood. *Olneya tesota*.



2.3.5. **Trees, allowed species outside of building pads.** Where trees are planted outside of building pads, utilize species from the following list. All other tree species are prohibited.

- a. Honey Mesquite. *Prosopis glandulosa*. May be a thornless cultivar inclusive of *Prosopis glandulosa* 'Maverick' or *Prosopis glandulosa* 'AZT.'
- b. Ironwood. *Olneya tesota*.

2.3.6. **Shrubs and perennials, density.** A maximum of one shrub or perennial may be planted for each 500 square feet of lot area. Where more than two shrubs or perennials are planted, they shall be spaced such that a straight line can not be drawn through more than two plants.

2.3.7. **Shrubs and perennials, location.** Shrub and perennials shall only be planted within the approved building pad area and any area subject to landform grading.

2.3.8. **Shrubs and perennials, species.** Where shrubs and perennials are planted, utilize species from the following list. All other shrub and perennial species are prohibited.

- a. Perennials:
 - i. Desert Sand Verbena. *Abronia villosa*.
 - ii. Desert Milkweed. *Asclepias subulata*.
 - iii. Wild Marigold. *Baileya multiradiata*.
 - iv. Interior California Buckwheat. *Eriogonum fasciculatum* v. *poliofolium*.
 - v. Whitestem Paperflower. *Psilotrophe cooperi*.
 - vi. Desert Globemallow. *Sphaeralcea ambigua*.
 - vii. Rosy Apricot Mallow. *Sphaeralcea ambigua* var. *rosacea*.
- b. Shrubs:
 - i. White Bursage. *Ambrosia dumosa*.
 - ii. Shadscale. *Atriplex canescens*.
 - iii. Brittlebush. *Encelia farinosa*.
 - iv. Flattop Buckwheat. *Eriogonum fasciculatum* v. *poliofolium*.
 - v. Desert Lavender. *Hyptis emoryii*.
 - vi. Chuparosa. *Justicia californica*.
 - vii. Creosote Bush. *Larrea tridentata*.
 - viii. Paperflower. *Psilotrophe cooperi*.
 - ix. Jojoba. *Simmondsia chinensis*.



▲ Interior California buckwheat.



▲ Wild Marigold.



▲ Desert sand verbena.



▲ Creosote bush.



▲ Rosy apricot mallow.



▲ Synthetic turf.



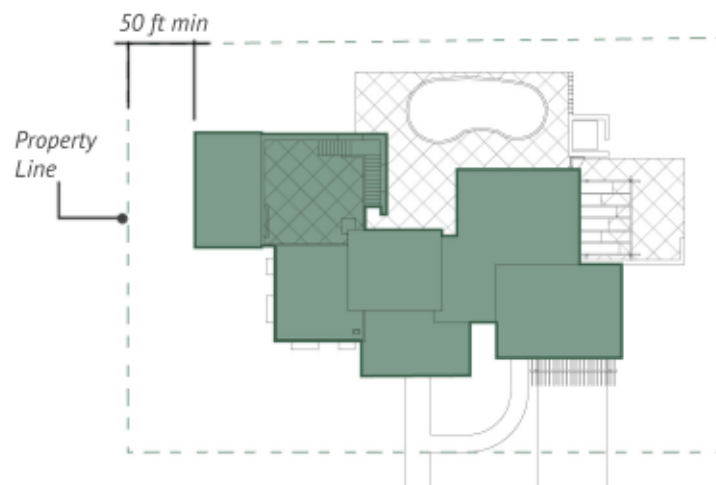
▲ Landscape glass, as shown above, is prohibited. See Standard 2.3.12.

- 2.3.9. **Turf grass.** Any and all species of turf grass are prohibited.
- 2.3.10. **Synthetic turf.** Synthetic turf is highly discouraged, but if incorporated, the total area of synthetic turf within the boundaries of a building pad shall not exceed 500 square feet. Use of synthetic turf at any location outside of the area of an approved building pad is prohibited.
- 2.3.11. **Irrigation.** Irrigation shall utilize subterranean piping and systems (e.g. drip irrigation) that conveys water to individual plants. Spray irrigation is prohibited.
- 2.3.12. **Landscape, glare reduction.** Use of landscape glass, including recycled glass aggregates, fire glass, and crushed mirror glass, is prohibited for exterior use.

2.4 STRUCTURE, BUILDING, & ACCESSORY BUILDINGS

- 2.4.1. **Building setbacks and yards.** Every portion and component of a structure shall be set back a minimum of 50 feet from a property boundary line. No portion or component of a structure shall project into this setback.

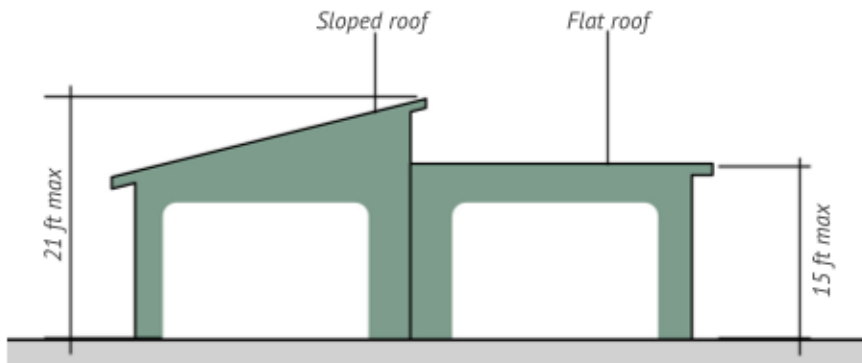
The structure is set back a minimum of 50 feet from the property line. See Standard 2.4.1. ►



- 2.4.2. **Main and accessory structures, maximum area.** The total area of a dwelling unit and associated above-grade accessory structures, including carports and garages on any one lot, shall not exceed 35 percent of the building pad area or 3,150 square feet, whichever is less.
- 2.4.3. **Main and accessory structures, maximum stories.** A building and accessory structure shall not exceed one story in height.



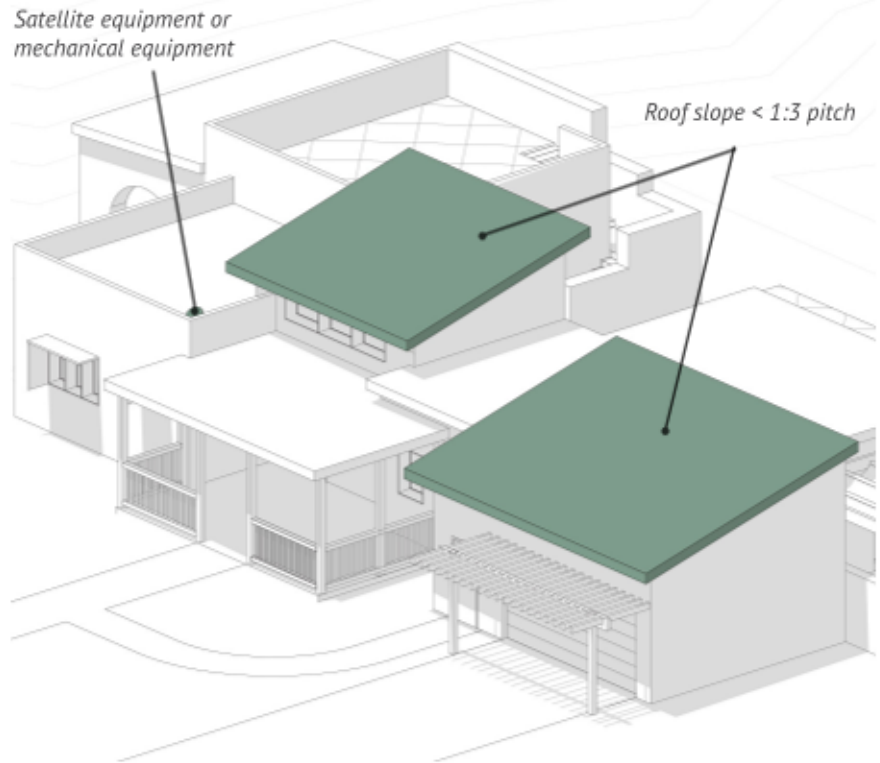
- 2.4.4. **Main and accessory structures, maximum height.** Buildings and portions of buildings with flat roofs shall not exceed 15 feet in height as measured from the adjoining grade. Buildings and portions of buildings with sloped roofs shall not exceed 21 feet in height as measured from the adjoining grade.



◀ Buildings with sloped roofs shall have a height maximum of 21 feet. Buildings with flat roofs shall have a height maximum of 15 feet. See Standard 2.4.4.

- 2.4.5. **Roofs, allowed types.** Utilize at least one of the following roof types. All other roof types, dormers, domes, and other roof forms are prohibited.
- Barrel and curved.
 - Butterfly.
 - Clerestory.
 - Flat.
 - Gable, open and boxed, and cross gabled; dormers prohibited.
 - Hipped, cross hipped, hip and valley; pyramid hipped, dormers prohibited.
 - Jerkinhead.
 - M-Shaped; must include minimum 12-foot offsets at gable ends.
 - Monitor roofs utilizing the same types and slope as roofs below and no more than 40 percent of the length of the abutting ridge line below.
 - Sawtooth.
 - Shed, lean-to.
 - Skillion.
- 2.4.6. **Skylights.** The maximum glazed plan area of skylights and glass covered areas at all structures on a lot shall not exceed 150 square feet.
- 2.4.7. **Roof slopes.** No roof slope shall exceed a pitch of one unit vertical to three units horizontal (1:3).

Sloped roofs are set at a maximum 1:3 slope, while satellite equipment is placed on the flat roof. See Standards 2.4.7 and 2.4.11.



2.4.8. **Rooftop equipment.** Rooftop-mounted equipment shall comply with all of the following standards.

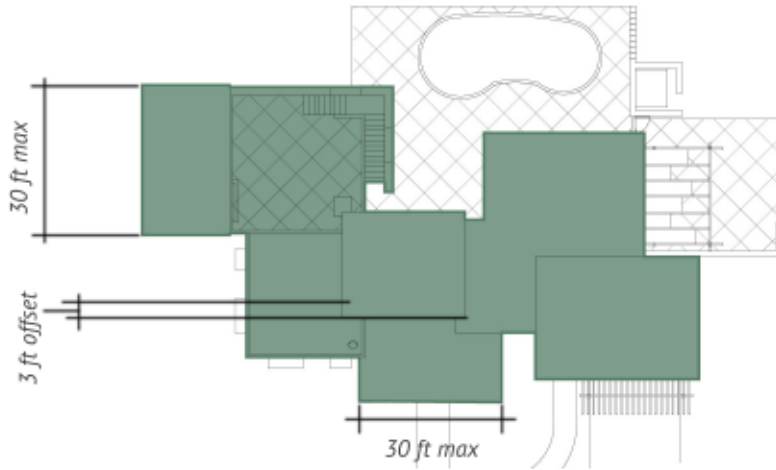
- a. Rooftop equipment that exceeds 48 inches in height is prohibited.
- b. Unscreened rooftop-mounted equipment is prohibited.
- c. Rooftop-mounted equipment that is 48 inches or less in height shall be screened from view either by pitched roofs or wall or screening elements that are no greater than 48 inches in height and with maximum 50 percent transparency.
- d. Notwithstanding the height limits of this policy, a wall or screening that hides rooftop-mounted equipment shall not exceed 19 feet in height above grade. The total area of rooftop-mounted equipment and associated walls or screen walls shall also not exceed 25 percent of the total roof area.

2.4.9. **Parking space building separation.** Surface parking spaces shall be separated from buildings by a minimum five-foot wide pedestrian sidewalk and a minimum three-foot wide landscape strip, as measured from the curb face.

2.4.10. **Solar panels.** Solar panels shall be non-reflective and placed back from the edge of the roof or parapet a minimum of 24 inches.

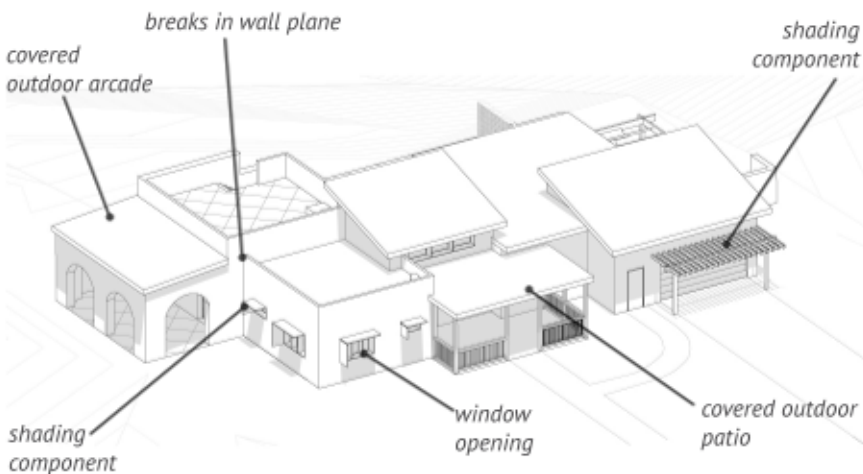


- 2.4.11. **Satellite equipment.** One visible satellite dish per lot, a maximum of 36 inches in diameter and attached to a structure, may be utilized.
- 2.4.12. **Roof decks.** Roof decks at primary structures shall not exceed 500 square feet in size.



◀ Building walls shall not exceed 30 ft and offset with a minimum of 3 ft. See Standard 2.4.13.

- 2.4.13. **Building wall, maximum length.** A straight and continuous building wall shall not exceed 30 feet in length without a horizontal offset in plan that establishes, top to bottom of the wall, a minimum three-foot offset. Notwithstanding this requirement, a curved wall with a radius not less than 12 feet nor greater than 80 feet may maintain a continuous length with no plan offsets.



◀ Examples of shading features. See Standard 2.4.14.

- 2.4.14. **Building wall, shading.** Every structure greater than 500 square feet in size shall incorporate a minimum of two of the following elements to establish exterior wall surface shadows. With the exception of wing walls, shadowing at exterior wall surfaces shall at a minimum also shade 45 percent of east-facing building walls at 9:00 AM on the summer solstice.



- a. Open-to-the-air roof overhangs including eaves and rakes a minimum of two feet in depth and located on at least two sides of the footprint of the building or 60 percent of the perimeter of the structure, whichever is greater.
- b. Vertical and horizontal breaks in wall plane with minimum three-foot offsets.
- c. Covered outdoor patios, terraces, arcades and courtyards that are in total plan area a minimum of 10 percent of the area of the footprint of the main structure. Covered outdoor spaces shall be open on at least one side to views of the surrounds. Covering of these outdoor spaces shall be a minimum of 30 percent open to the sky.
- d. Openings, including windows and doors recessed a minimum of one foot from the adjoining exterior wall surface. A minimum of 30 percent of the openings, inclusive of doors and windows, shall meet this requirement.
- e. Openings recessed a minimum of three inches from the adjoining wall surface. A minimum of 70 percent of the openings, inclusive of doors and windows shall meet this requirement.
- f. Permanently affixed vertical shading components inclusive of open-to-the-air brise-soleil, louvers, fins, and screen walls that each incorporate a transparency or open-to-the-air area of a minimum of 40 percent.
- g. Permanently affixed awnings and exterior shades at a minimum of 75 percent of all window and door openings.

2.4.15. **Grade-level decks, platforms, and steps.** Open-to-the-sky decks and platforms that extend more than six feet beyond the exterior wall of a structure shall not exceed six feet in height as measured from the adjoining grade.

2.4.16. **Openings, window and door divides.** All windows and doors with divided glazing shall utilize muntins, mullions and sticking that establish true divides (authentic divided lites). The following type of muntins, mullions, and sticking are prohibited: grills-between-the-glass (GBGs), simulated divided lites (SDL), and simulated divided lites with space bars (SDLS).



2.5 EXTERIOR LIGHTING

- 2.5.1. **Lighting, exterior.** All outdoor lighting, with the exception of string and bistro lights that meet the requirements of this Section, shall be fully shielded, directed downward, and the light source shall not be visible.
- 2.5.2. **Lighting, fixture intensity.** Each outdoor light fixture shall not exceed 850 lumens.
- 2.5.3. **Lighting, location and brightness.** Exterior lighting shall be located within 60 feet of a structure or swimming pool, except that access drives, parking areas, walkways, and areas lit by bistro and string lights may include security lighting that meets the requirements of this Section. Unless otherwise noted in this Section, the average maintained horizontal footcandles at grade shall not exceed 0.5 foot candles except within 15 feet of building walls and entrances to buildings where the average maintained footcandles at grade shall not exceed five footcandles. The average maintained horizontal footcandles at grade at property lines shall be zero footcandles.
- 2.5.4. **Lighting, height.** No lighting nor lighting fixture shall be located more than 15 feet above grade.
- 2.5.5. **Lighting, timing.** Any exterior light located outside of the perimeter of a building pad shall be controlled by a motion sensor which extinguishes the light no later than ten minutes after activation. Photocells or photocontrols shall be used to extinguish all outdoor lighting from dawn to dusk.
- 2.5.6. **Lighting, bistro and string lights.** String and bistro lights are permitted but shall not exceed 60 feet in length and 250 square feet in area, be dimmable, not exceed an average of five maintained footcandles at grade, and be attached to the main structure at a height of not more than 12 feet above grade.
- 2.5.7. **Lighting, exterior color.** The color temperature of all outdoor lighting shall be 3,000 Kelvin or less, except for seasonal lighting.
- 2.5.8. **Lighting, seasonal.** Notwithstanding the requirements of this Section, seasonal lighting confined to the area of a building pad is permitted from November 15th through January 15th.



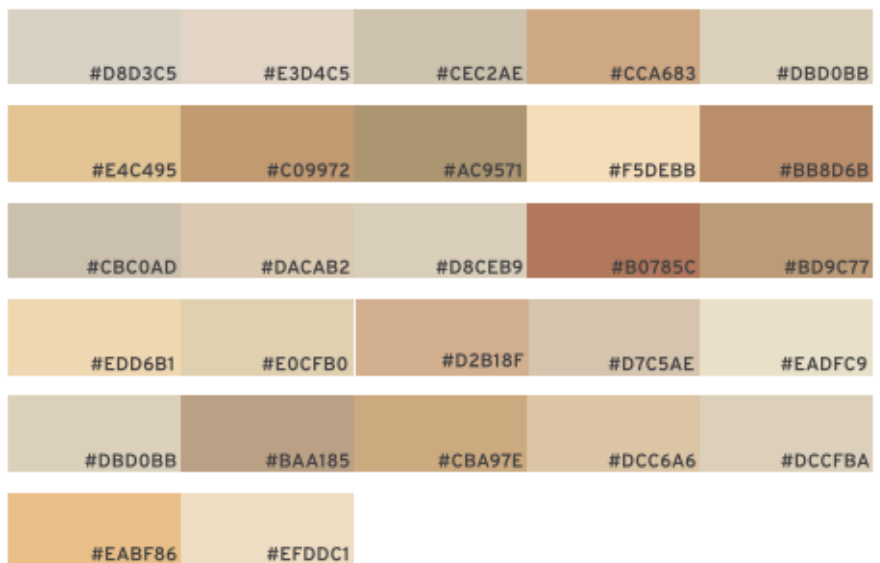
▲ *A minimally lighted pathway. See Section 2.5: Exterior Lighting.*



2.6 COLORS & MATERIALS

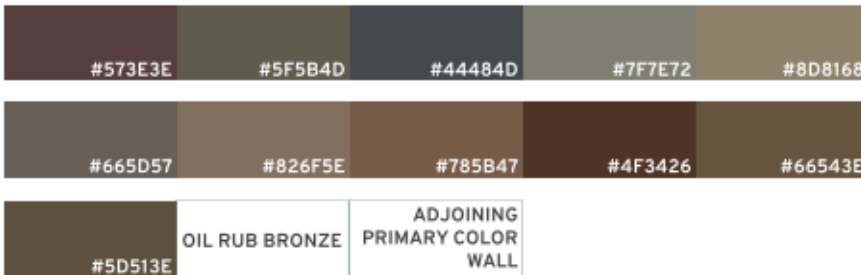
The following earth-toned and desert-hued colors, intended to blend with the color of the existing hillside landscape, represent a range of compliant colors that are annotated with a HEX color code. Applicants shall use these HEX color code numbers to identify compliant colors from their chosen manufacturer of a color or material that most similarly matches the colors provided in this Section. All colors and materials selected by an applicant will be reviewed and approved for match with the compliant colors and materials of this section by the Director of Development Services or their designee. Existing structures do not need to comply with the colors and materials of this Section if an existing color or material is replaced in-kind.

2.6.1. **Primary wall color, painted or integral color.** When stucco or siding or an integrally colored material allowed by this Section is used as the primary wall finish, select one color from the palette below for the exterior walls of all buildings and structures on the lot.

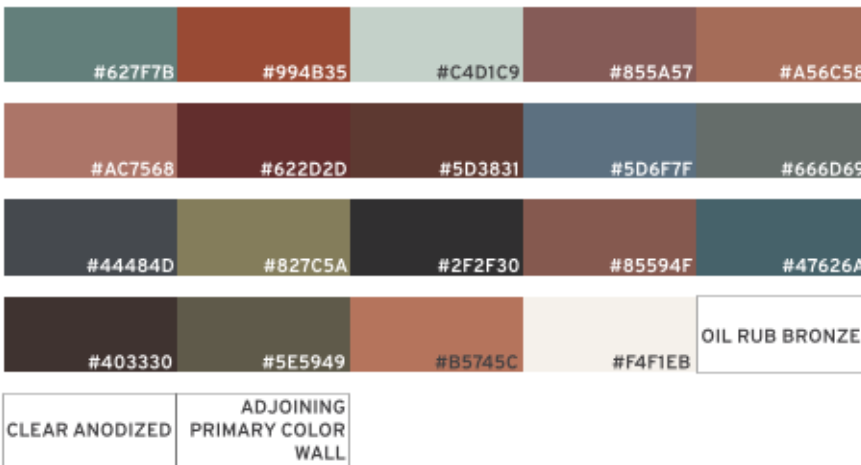




2.6.2. **Gutters, railings, and fixed exterior fixtures.** Gutters, railings, and other visible fixed fixtures, building components, and equipment such as exterior lights, louvers, flashing, and fixed exterior shade devices shall either match the primary wall color or one of the colors from the palette below.



2.6.3. **Openings, doors and windows.** Doors and windows and other building components that are fixed within an opening or attached over an opening shall either match the primary wall color or one of the colors from the palette below.



2.6.4. **Finish, paint.** When utilizing paint at the exterior, utilize one of the finishes from the options below.

- a. Flat.
- b. Eggshell.
- c. Satin / Velvet.
- d. Semi-gloss.

2.6.5. **Roof materials and colors for roof slopes 2:12 and greater.**

The following roof materials are allowed on roofs with a slope of 2:12 and greater. The roof color shall match one of the compliant colors noted in [Standard 2.6.1](#).

- a. Clay tiles.
- b. Composite shingles and tiles that simulate shake, slate, concrete, and clay.
- c. Concrete tiles.
- d. Metal roofing and standard seam metal roofing that matches one of the compliant colors noted in [Standard 2.6.1](#).
- e. Slate and stone.

2.6.6. **Roof materials and colors for roof slopes less than 2:12.**

The following roof materials are allowed on roofs with a slope less than 2:12. The roofing color shall match one of the compliant colors noted in [Standard 2.6.1](#), or be covered in gravel.

- a. Built-up roofing (BUR).
- b. Thermoplastic olefin roofing (TPO).
- c. Ethylene Propylene Diene Monomer roofing (EPDM).
- d. Modified Bitumen roofing.
- e. Metal roofing and standard seam metal roofing that matches one of the compliant colors noted in [Standard 2.6.1](#).

2.6.7. **Roofs, solar values.** For roofs with slopes less than 2:12, the roofing material shall have an aged reflectance value of 0.63 and greater, and a thermal emittance of at least 0.75 and greater or a solar reflectance index (SRI) of at least 75 and greater. For roofs with slopes 2:12 and greater, the roofing material shall have an aged solar reflectance value of 0.20 or greater, and a thermal emittance value of at least 0.75 and greater, or a SRI of at least 16.



2.6.8. **Building wall materials, primary.** Utilize one of the materials noted below as the primary wall material on a minimum of 70 percent of the total exterior wall area.

- a. Adobe finished and colored per the color requirements of [Standard 2.6.1](#).
- b. Cementitious panels and cement board (no vertical or horizontal lap board as a primary material) finished and colored per the color requirements of [Standard 2.6.1](#).
- c. Concrete or concrete panels, finished flat or textured, and colored per the color requirements of [Standard 2.6.1](#).
- d. Concrete breeze block, burnished, combed, fluted, ground-face, precision, projection and shadow, scored or ribbed, shotblast, slump, split, and textured units with integral color or painted per the color requirements of [Standard 2.6.1](#). may be used as a primary material. Glazed block and brick may be used as an accent material not to exceed 30 percent of the total façade area.
- e. Desert Masonry with mortar and grout colored per the color requirements of [Standard 2.6.1](#).
- f. Natural stone and stone veneer, non-polished, and per the color requirements of [Standard 2.6.1](#).
- g. Stucco; all finishes allowed, integrally colored or painted per the color requirements of [Standard 2.6.1](#).
- h. Wood siding; naturally clear finished western red cedar or redwood.



▲ Stucco, manufactured rock, split face and board-form concrete are examples of building wall materials. See Standard 2.6.8.

2.6.9. **Building wall materials, secondary.** In addition to the list of materials in [Standard 2.6.8.](#), a second material from the same list or as selected by the applicant may be utilized as secondary and accent materials on a maximum of 30 percent of the total exterior wall area.

2.6.10. **Wall materials, free-standing and retaining.** Utilize any materials noted in [Standard 2.6.8](#).

2.6.11. **Fence and guardrail materials.** Fences and guardrails shall utilize one of the following materials.

- a. Aluminum, finished per the requirements of [Standard 2.6.2](#) or [Standard 2.6.3](#).
- b. Metal, finished per the requirements [Standard 2.6.2](#) or [Standard 2.6.3](#).
- c. Wood, naturally finished. No colored stains.

3

HILLSIDE PLANNED RESIDENTIAL COMPLIANCE CHECKLIST



CITY OF PALM DESERT

Hillside Planned Residential Compliance Checklist

The Hillside Planned Residential (HPR) Design Standards assist project applicants and designers to achieve hillside design objectives. As a project is designed, applicants and designers must utilize the design standards outlined in Chapter 2 of the City of Palm Desert Hillside Planned Residential Design Standards, as well as this Compliance Checklist, to determine compliance in advance of submittal and formal review for compliance by the City.

Applicants must fill out the sections of the following pages and check “compliance” or “not applicable (N/A)” as appropriate. In cases where an explanation is required, describe how the multifamily project complies with the design standard or how the design standard is not applicable to the project. If the applicant requires additional space for any explanation and/or chooses to illustrate compliance to a design standard, attachments may be submitted along with this form. Once the form is completed, it must be submitted to the City along with the application submittal package. The City will fill out the sections designated “City use only” in their review upon the applicant’s submission of this checklist and other application materials.

PROJECT INFORMATION

Proposed Project Name:
Date:

CONTACT INFORMATION

Applicant Name:

Please check one. Property Owner Representative
 Design Firm/Architect Engineer
 Other (please specify):

Email:

Phone:

CITY USE ONLY

Reviewed by:
Date:

OVERALL COMPLIANCE FINDING

YES: NO:

City Comments (Optional):



2.1. HILLSIDE GRADING & RIDGELINE PROTECTION			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.1.1.	Grading. No grading, inclusive of cuts and fills, in excess of one cubic yard of earth per four square feet of total building pad area shall be permitted without the prior written approval of the Director of Development Services. The Director may approve grading up to two cubic yards per four square feet of lot area per lot.		<input type="checkbox"/>
2.1.2.	Grading abutting public land and conservation easements. No earth shall be graded within 50 feet of the boundaries of any abutting public land as established by a survey, or conservation, or drainage easement, either abutting, adjoining, or within a project site as noted in a title report.		<input type="checkbox"/>
2.1.3.	Graded slope appearance. Graded slopes shall utilize landform grading and be planted with plant materials as noted in Section 2.3.		<input type="checkbox"/>
2.1.4.	Major Ridgeline protection. Any structure visible from Highway 74 shall be designed such that the highest point of the structure, inclusive of antennas, chimneys, flag poles, parapets, roof ridges, rooftop equipment, satellite dishes, and all building and any accessory components associated with the project, is set at or below any "Major Ridgeline" and within 100 feet of the building and any accessory component(s).	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>If "Not Applicable" was selected in the above section, provide an explanation for why the ODS does not apply to the proposed project (required).</i></p> <p><i>This comment box may also be used for further explanations of compliance (optional).</i></p>			

CITY USE ONLY		
2.1. HILLSIDE GRADING & RIDGELINE PROTECTION		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City comments (optional).		

2.2. SITE & OPEN SPACE			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.2.1.	Density. Each lot shall be limited to a maximum of one unit per five acres. All lots will be entitled to at least one unit.		<input type="checkbox"/>
2.2.2.	Structures at Major Ridgelines. Structures built on or across a Major Ridgeline, as noted in Figure 1: Ridgeline Map, is prohibited.		<input type="checkbox"/>
2.2.3.	Horizontal setbacks at Major Ridgelines. Structures shall be set back a minimum of 50 feet from a major ridgeline.		<input type="checkbox"/>
2.2.4.	Vertical setbacks at Major Ridgelines. The grade adjacent to portions of a structure within 100 feet of a Major Ridgeline shall be set a minimum of 30 feet below the Ridgeline.		<input type="checkbox"/>
2.2. SITE AND OPEN SPACE CONTINUES ON THE NEXT PAGE			

CITY USE ONLY		
2.2. SITE & OPEN SPACE		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2.2. SITE & OPEN SPACE (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.2.5.	Building pad, location at Major Ridgelines. New building pads shall be set a minimum of 50 feet from a Major Ridgeline and be graded such that every portion of the building pad is a minimum of 30 feet below the Ridgeline.		<input type="checkbox"/>
2.2.6.	Structures at slopes greater than 20 percent. On slopes greater than 5:1 (20 percent), structures are prohibited.		<input type="checkbox"/>
2.2.7.	Building pad area at new building pads. The maximum area permanently disturbed by grading for a new building pad shall not exceed 9,000 square feet.		<input type="checkbox"/>
2.2.8.	Building pad area at existing building pads. An existing building pad that is less than 9,000 square feet may be added to such that the maximum area permanently disturbed by grading shall not exceed 9,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
2.2.9.	Siting of buildings and structures at tops and toes of slopes. Structures set on a building pad shall be set back a minimum of 20 feet from the top edge of the building slope. Structures in relationship to the toe of an adjoining slope greater than 5:1 (20 percent) shall be set back a minimum of half the height of the slope or 20 feet, whichever is less.		<input type="checkbox"/>
2.2.10.	Utilities. Any and all poles, overhead wires and lines, cables, transformers, and switchgear associated with the provision of on-site electrical service shall be placed underground. Any pipes associated with provision of electrical, water, or gas service shall be placed underground, or if attached to the structure shall be the same color as the structure. Electrical transformers and switch gear may be mounted on ground pads if fully screened from view by walls, maximum 50 percent open and colored per the color allowances in Section 2.6.		<input type="checkbox"/>
2.2.11.	Fences and walls, location. Fences and walls shall only be located on building pads. Notwithstanding this requirement, retaining walls, guardrails, and other City requirements are permitted at any location on a lot.		<input type="checkbox"/>
2.2.12.	Fence and wall height. No fence or wall shall exceed six feet in height as measured from the adjacent grade.		<input type="checkbox"/>
2.2.13.	Retaining walls. A maximum of two freestanding vertical walls, or two walls sloped inward at an angle of 60 degrees or more from the base of the wall, may be built on any lot. No wall shall exceed a maximum of 150 feet in length without a minimum five-foot horizontal offset in plane or the initialization of a curved wall segment with a radius that is drawn perpendicular to the wall with a minimum length of 600 feet. If the maximum two freestanding walls are designed so that one is vertically above the other, the minimum horizontal distance between the two walls shall be six feet.		<input type="checkbox"/>

CITY USE ONLY		
2.2. SITE & OPEN SPACE (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.2. SITE AND OPEN SPACE CONTINUES ON THE NEXT PAGE



2.2. SITE & OPEN SPACE (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.2.14.	Swimming pools and equipment. Private swimming pools and associated equipment shall be located within the boundaries of the approved building pad. All swimming pool equipment shall be housed in a building or be located behind a fence or wall a minimum of four feet in height that meets the fence and wall standards in this Section.	<input type="checkbox"/>	<input type="checkbox"/>
2.2.15.	Private sports courts. Private sports courts shall be located within the boundaries of the approved building pad. Any fences or walls associated with a sports court shall meet the fence and wall standards in this Section.	<input type="checkbox"/>	<input type="checkbox"/>
2.2.16.	<p>Common open space conservation. All common open space shall be conserved and maintained for that purpose as shown on the approved plans. The applicant of a project shall choose one or a combination of the following methods of administering common open space:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Dedication of common open space to the City, which is subject to formal acceptance. <input type="checkbox"/> b. Establishment of an association or nonprofit corporation or other entity within a project boundary to ensure the perpetual maintenance of all common open space. <input type="checkbox"/> c. Retention of ownership, control, and maintenance of all common open space by the owner of a project; all privately owned common open space shall continue as such and shall only be used in accordance with the approved plan; any approved land use restrictions shall be contained in all deeds to ensure that the common open space is permanently conserved according to the approved plan; said deed restrictions shall run with the land and be for the benefit of present as well as future owners, and shall contain a prohibition against partition of common open space. 		<input type="checkbox"/>
<p><i>If "Not Applicable" was selected in the above section, provide an explanation for why the ODS does not apply to the proposed project (required).</i> <i>This comment box may also be used for further explanations of compliance (optional).</i></p>			

CITY USE ONLY		
2.2. SITE & OPEN SPACE (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		



2.3. TREES & PLANTS			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.3.1.	Trees, density. A maximum of one tree may be planted for each 3,000 square feet of building pad area.		<input type="checkbox"/>
2.3.2.	Trees, location. Planting of trees within 150 feet of a Major Ridgeline is prohibited. Trees greater than 150 feet from a Major Ridgeline must be planted a minimum of 30 feet below the elevation of the closest major hillside ridge. Trees within 50 feet of a minor hillside ridge must be planted within an approved building pad or at an elevation a minimum of 30 feet below the elevation of the closest minor hillside ridge. See Section 2.1 for a Ridgeline Map.		<input type="checkbox"/>
2.3.3.	Trees, spacing. Where more than two trees are planted, trees shall be spaced such that a straight line can not be drawn through more than two trees. Notwithstanding the tree density and spacing requirements noted, if a structure is located west of Highway 74 and within 600 feet of the Highway 74 right-of-way, and the average elevation of the building pad or grade adjoining the building is within 50 feet in elevation of that portion of Highway 74 closest to the building pad or grade adjoining the building, allowed tree species shall be continuously planted in front of and within 30 feet of any east and south facing building walls, with trees not to exceed 30 feet on center along the length of these building walls.	<input type="checkbox"/>	<input type="checkbox"/>
2.3.4.	Trees, allowed species within building pads. Where trees are planted within building pads, utilize species from the following list. All other tree species are prohibited. <input type="checkbox"/> a. Blue Palo Verde. <i>Cercidium floridum</i> . <input type="checkbox"/> b. Desert Willow. <i>Chilopsis linearis</i> . <input type="checkbox"/> c. Honey Mesquite. <i>Prosopis glandulosa</i> . May be a thornless cultivar inclusive of <i>Prosopis glandulosa</i> 'Maverick' or <i>Prosopis glandulosa</i> 'AZT'. <input type="checkbox"/> d. Velvet Mesquite. <i>Prosopis velutina</i> (aka <i>Neltuma velutina</i>). <input type="checkbox"/> e. Ironwood. <i>Olneya tesota</i> .		<input type="checkbox"/>
2.3.5.	Trees, allowed species outside of building pads. Where trees are planted outside of building pads, utilize species from the following list. All other tree species are prohibited. <input type="checkbox"/> a. Honey Mesquite. <i>Prosopis glandulosa</i> . May be a thornless cultivar inclusive of <i>Prosopis glandulosa</i> 'Maverick' or <i>Prosopis glandulosa</i> 'AZT'. <input type="checkbox"/> b. Ironwood. <i>Olneya tesota</i> .		<input type="checkbox"/>
2.3.6.	Shrubs and perennials, density. A maximum of one shrub or perennial may be planted for each 500 square feet of lot area. Where more than two shrubs or perennials are planted, they shall be spaced such that a straight line can not be drawn through more than two plants.		<input type="checkbox"/>

2.3. TREES & PLANTS CONTINUES ON THE NEXT PAGE

CITY USE ONLY		
2.3. TREES & PLANTS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.3. TREES & PLANTS (CONT.)

DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.3.7.	Shrubs and perennials, location. Shrub and perennials shall only be planted within the approved building pad area and any area subject to landform grading.		<input type="checkbox"/>
2.3.8.	<p>Shrubs and perennials, species. Where shrubs and perennials are planted, utilize species from the following list. All other shrub and perennial species are prohibited.</p> <p>Perennials:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Desert Sand Verbena. <i>Abronia villosa</i>. <input type="checkbox"/> b. Desert Milkweed. <i>Asclepias subulata</i>. <input type="checkbox"/> c. Wild Marigold. <i>Baileya multiradiata</i>. <input type="checkbox"/> d. Interior California Buckwheat. <i>Eriogonum fasciculatum v. poliofolium</i>. <input type="checkbox"/> e. Whitestem Paperflower. <i>Psilotrophe cooperi</i>. <input type="checkbox"/> f. Desert Globemallow. <i>Sphaeralcea ambigua</i>. <input type="checkbox"/> g. Rosy Apricot Mallow. <i>Sphaeralcea ambigua var. rosacea</i>. <p>Shrubs:</p> <ul style="list-style-type: none"> <input type="checkbox"/> h. White Bursage. <i>Ambrosia dumosa</i>. <input type="checkbox"/> i. Shadscale. <i>Atriplex canescens</i>. <input type="checkbox"/> j. Brittlebush. <i>Encelia farinosa</i>. <input type="checkbox"/> k. Flattop Buckwheat. <i>Eriogonum fasciculatum v. poliofolium</i>. <input type="checkbox"/> l. Desert Lavender. <i>Hyptis emoryii</i>. <input type="checkbox"/> m. Chuparosa. <i>Justicia californica</i>. <input type="checkbox"/> n. Creosote Bush. <i>Larrea tridentata</i>. <input type="checkbox"/> o. Paperflower. <i>Psilotrophe cooperi</i>. <input type="checkbox"/> p. Jojoba. <i>Simmondsia chinensis</i>. 		<input type="checkbox"/>
2.3.9.	Turf grass. Any and all species of turf grass are prohibited.		<input type="checkbox"/>
2.3.10.	Synthetic turf. Synthetic turf is highly discouraged, but if incorporated, the total area of synthetic turf within the boundaries of a building pad shall not exceed 500 square feet. Use of synthetic turf at any location outside of the area of an approved building pad is prohibited.		<input type="checkbox"/>
2.3.11.	Irrigation. Irrigation shall utilize subterranean piping and systems (e.g. drip irrigation) that conveys water to individual plants. Spray irrigation is prohibited.		<input type="checkbox"/>
2.3.12.	Landscape, glare reduction. Use of landscape glass, including recycled glass aggregates, fire glass, and crushed mirror glass, is prohibited for exterior use.		<input type="checkbox"/>

CITY USE ONLY

2.3. TREES & PLANTS (CONT.)

NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If "Not Applicable" was selected in the above section, provide an explanation for why the ODS does not apply to the proposed project (required).
This comment box may also be used for further explanations of compliance (optional).*

City comments (optional).



2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.4.1.	Building setbacks and yards. Every portion and component of a structure shall be set back a minimum of 50 feet from a property boundary line. No portion or component of a structure shall project into this setback.		<input type="checkbox"/>
2.4.2.	Main and accessory structures, maximum area. The total area of a dwelling unit and associated above-grade accessory structures, including carports and garages on any one lot, shall not exceed 35 percent of the building pad area or 3,150 square feet, whichever is less.		<input type="checkbox"/>
2.4.3.	Main and accessory structures, maximum stories. A building and accessory structure shall not exceed one story in height.		<input type="checkbox"/>
2.4.4.	Main and accessory structures, maximum height. Buildings and portions of buildings with flat roofs shall not exceed 15 feet in height as measured from the adjoining grade. Buildings and portions of buildings with sloped roofs shall not exceed 21 feet in height as measured from the adjoining grade.	<input type="checkbox"/>	<input type="checkbox"/>
2.4.5.	Roofs, allowed types. Utilize at least one of the following roof types. All other roof types, dormers, domes, and other roof forms are prohibited. <ul style="list-style-type: none"> <input type="checkbox"/> a. Barrel and curved. <input type="checkbox"/> b. Butterfly. <input type="checkbox"/> c. Clerestory. <input type="checkbox"/> d. Flat. <input type="checkbox"/> e. Gable, open and boxed, and cross gabled; dormers prohibited. <input type="checkbox"/> f. Hipped, cross hipped, hip and valley; pyramid hipped, dormers prohibited. <input type="checkbox"/> g. Jerkinhead. <input type="checkbox"/> h. M-Shaped; must include minimum 12 foot offsets at gable ends. <input type="checkbox"/> i. Monitor roofs utilizing the same types and slope as roofs below and no more than 40 percent of the length of the abutting ridge line below. <input type="checkbox"/> j. Sawtooth. <input type="checkbox"/> k. Shed, lean-to. <input type="checkbox"/> l. Skillion. 		<input type="checkbox"/>
2.4.6.	Skylights. The maximum glazed plan area of skylights and glass covered areas at all structures on a lot shall not exceed 150 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
2.4.7.	Roof slopes. No roof slope shall exceed a pitch of one unit vertical to three units horizontal (1:3).	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS CONTINUES ON THE NEXT PAGE



2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS (CONT.)

DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.4.8.	<p>Rooftop equipment. Rooftop-mounted equipment shall comply with all of the following standards.</p> <p><input type="checkbox"/> a. Rooftop equipment that exceeds 48 inches in height is prohibited.</p> <p><input type="checkbox"/> b. Unscreened rooftop-mounted equipment is prohibited.</p> <p><input type="checkbox"/> c. Rooftop-mounted equipment that is 48 inches or less in height shall be screened from view either by pitched roofs or wall or screening elements that are no greater than 48 inches in height and with maximum 50 percent transparency.</p> <p><input type="checkbox"/> d. Notwithstanding the height limits of this policy, a wall or screening that hides rooftop-mounted equipment shall not exceed 19 feet in height above grade. The total area of roof-top mounted equipment and associated walls or screen walls shall not also exceed 25 percent of the total roof area.</p>		<input type="checkbox"/>
2.4.9.	Parking space building separation. Surface parking spaces shall be separated from buildings by a minimum five-foot wide pedestrian sidewalk and a minimum three-foot wide landscape strip, as measured from the curb face.	<input type="checkbox"/>	<input type="checkbox"/>
2.4.10.	Solar panels. Solar panels shall be non-reflective and placed back from the edge of the roof or parapet a minimum of 24”.	<input type="checkbox"/>	<input type="checkbox"/>
2.4.11.	Satellite equipment. One visible satellite dish per lot, a maximum of 36” in diameter and attached to a structure, may be utilized.	<input type="checkbox"/>	<input type="checkbox"/>
2.4.12.	Roof decks. Roof decks at primary structures shall not exceed 500 sf. in size.	<input type="checkbox"/>	<input type="checkbox"/>
2.4.13.	Building wall, maximum length. A straight and continuous building wall shall not exceed 30’ in length without a horizontal offset in plan that establishes, top to bottom of the wall, a minimum 3’ offset.		<input type="checkbox"/>

CITY USE ONLY

2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS (CONT.)

NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS CONTINUES ON THE NEXT PAGE



2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.4.14.	<p>Building wall, shading. Every structure greater than 500 square feet in size shall incorporate a minimum of two of the following elements to establish exterior wall surface shadows. With the exception of wing walls, shadowing at exterior wall surfaces shall at a minimum also shade 45 percent of east-facing building walls at 9:00 AM on the summer solstice.</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Open-to-the-air roof overhangs including eaves and rakes a minimum of two feet in depth and located on at least two sides of the footprint of the building or 60% of the perimeter of the structure, whichever is greater. <input type="checkbox"/> b. Vertical and horizontal breaks in wall plane with minimum three-foot offsets. <input type="checkbox"/> c. Covered outdoor patios, terraces, arcades and courtyards that are in total plan area a minimum of 10% of the area of the footprint of the main structure. Covered outdoor spaces shall be open on at least one side to views of the surrounds. Covering of these outdoor spaces shall be a minimum of 30% open to the sky. <input type="checkbox"/> d. Openings, including windows and doors recessed a minimum of one foot from the adjoining exterior wall surface. A minimum of 30% of the openings, inclusive of doors and windows, shall met this requirement. <input type="checkbox"/> e. Openings recessed a minimum of three inches from the adjoining wall surface. A minimum of 70% of the openings, inclusive of doors and windows shall met this requirement. <input type="checkbox"/> f. Permanently affixed vertical shading components inclusive of open-to-the-air brise-soleil, louvers, fins, and screen walls that each incorporate a transparency or open-to-the-air area of a minimum of 40%. <input type="checkbox"/> g. Permanently affixed awnings and exterior shades at a minimum of 75% of all window and door openings. 		<input type="checkbox"/>

CITY USE ONLY		
2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS CONTINUES ON THE NEXT PAGE



2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.4.15.	Grade-level decks, platforms, and steps. Open-to-the-sky decks and platforms that extend more than six feet beyond the exterior wall of a structure shall not exceed six feet in height as measured from the adjoining grade.	<input type="checkbox"/>	<input type="checkbox"/>
2.4.16.	Openings, window and door divides. All windows and doors with divided glazing shall utilize muntins, mullions and sticking that establish true divides (authentic divided lites). The following type of muntins, mullions, and sticking are prohibited: grills-between-the-glass (GBGs), simulated divided lites (SDL), and simulated divided lites with space bars (SDLS).	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>If "Not Applicable" was selected in the above section, provide an explanation for why the ODS does not apply to the proposed project (required).</i></p> <p><i>This comment box may also be used for further explanations of compliance (optional).</i></p>			

CITY USE ONLY		
2.4. STRUCTURE, BUILDING, & ACCESSORY BUILDINGS (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		

2.5. EXTERIOR LIGHTING			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.5.1.	Lighting, exterior. All outdoor lighting, with the exception of string and bistro lights that meet the requirements of this Section, shall be fully shielded, directed downward, and the light source shall not be visible.	<input type="checkbox"/>	<input type="checkbox"/>
2.5.2.	Lighting, fixture intensity. Each outdoor light fixture shall not exceed 850 lumens.	<input type="checkbox"/>	<input type="checkbox"/>
2.5.3.	Lighting, location and brightness. Exterior lighting shall be located within 60 feet of a structure or swimming pool, except that access drives, parking areas, walkways, and areas lit by bistro and string lights may include security lighting that meets the requirements of this Section. Unless otherwise noted in this Section, the average maintained horizontal footcandles at grade shall not exceed 0.5 foot candles except within 15 feet of building walls and entrances to buildings where the average maintained footcandles at grade shall not exceed five footcandles. The average maintained horizontal footcandles at grade at property lines shall be zero footcandles.	<input type="checkbox"/>	<input type="checkbox"/>
2.5.4.	Lighting, height. No lighting nor lighting fixture shall be located more than 15 feet above grade.	<input type="checkbox"/>	<input type="checkbox"/>
2.5. EXTERIOR LIGHTING CONTINUES ON THE NEXT PAGE			

CITY USE ONLY		
2.5. EXTERIOR LIGHTING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2.5. EXTERIOR LIGHTING (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.5.5.	Lighting, timing. Any exterior light located outside of the perimeter of a building pad shall be controlled by a motion sensor which extinguishes the light no later than ten minutes after activation. Photocells or photocontrols shall be used to extinguish all outdoor lighting from dawn to dusk.	<input type="checkbox"/>	<input type="checkbox"/>
2.5.6.	Lighting, bistro and string lights. String and bistro lights are permitted but shall not exceed 60 feet in length and 250 square feet in area, be dimmable, not exceed an average of five maintained footcandles at grade, and be attached to the main structure at a height of not more than 12 feet above grade.	<input type="checkbox"/>	<input type="checkbox"/>
2.5.7.	Lighting, exterior color. The color temperature of all outdoor lighting shall be 3,000 Kelvin or less, except for seasonal lighting.	<input type="checkbox"/>	<input type="checkbox"/>
2.5.8.	Lighting, seasonal. Notwithstanding the requirements of this section, seasonal lighting confined to the area of a building pad is permitted from November 15th through January 15th.	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>If "Not Applicable" was selected in the above section, provide an explanation for why the ODS does not apply to the proposed project (required).</i></p> <p><i>This comment box may also be used for further explanations of compliance (optional).</i></p>			

CITY USE ONLY		
2.5. EXTERIOR LIGHTING (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City comments (optional).		

2.6. COLORS & MATERIALS			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.6.1.	Primary wall color, painted or integral color. When stucco or siding or an integrally colored material allowed by this Section is used as the primary wall finish, select one color from the palette below for the exterior walls of all buildings and structures on the lot.		<input type="checkbox"/> HEX: <input type="text"/>
2.6.2.	Gutters, railings, and fixed exterior fixtures. Gutters, railings, and other visible fixed fixtures, building components, and equipment such as exterior lights, louvers, flashing, and fixed exterior shade devices shall either match the primary wall color or one of the colors from the palette below.		<input type="checkbox"/> HEX: <input type="text"/>
2.6.3.	Openings, doors and windows. Doors and windows and other building components that are fixed within an opening or attached over an opening shall either match the primary wall color or one of the colors from the palette below.		<input type="checkbox"/> HEX: <input type="text"/>

CITY USE ONLY		
2.6. COLORS & MATERIALS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.5. EXTERIOR LIGHTING CONTINUES ON THE NEXT PAGE



2.6. COLORS & MATERIALS (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.6.4.	<p>Finish, paint. When utilizing paint at the exterior, utilize one of the finishes from the options below.</p> <p><input type="checkbox"/> a. Flat.</p> <p><input type="checkbox"/> b. Eggshell.</p> <p><input type="checkbox"/> c. Satin / Velvet.</p> <p><input type="checkbox"/> d. Semi-gloss.</p>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.5.	<p>Roof materials and colors for roof slopes 2:12 and greater. The following roof materials are allowed on roofs with a slope of 2:12 and greater. The roof color shall match one of the compliant colors noted in Standard 2.6.1.</p> <p><input type="checkbox"/> a. Clay tiles.</p> <p><input type="checkbox"/> b. Composite shingles and tiles that simulate shake, slate, concrete, and clay.</p> <p><input type="checkbox"/> c. Concrete tiles.</p> <p><input type="checkbox"/> d. Metal roofing and standing seam roofing that matches one of the compliant colors noted in Standard 2.6.1.</p> <p><input type="checkbox"/> e. Slate and stone.</p>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.6.	<p>Roof materials and colors for roof slopes less than 2:12. The following roof materials are allowed on roofs with a slope less than 2:12. The roofing color shall match one of the compliant colors noted in Standard 2.6.1 or be covered in gravel.</p> <p><input type="checkbox"/> a. Built-up roofing (BUR).</p> <p><input type="checkbox"/> b. Thermoplastic olefin roofing (TPO).</p> <p><input type="checkbox"/> c. Ethylene Propylene Diene Monomer roofing (EPDM).</p> <p><input type="checkbox"/> d. Modified Bitumen roofing.</p> <p><input type="checkbox"/> e. Metal roofing and standing seam roofing that matches one of the compliant colors noted in Standard 2.6.1.</p>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.7.	<p>Roofs, solar values. For roofs with slopes less than 2:12, the roofing material shall have an aged reflectance value of 0.63 and greater, and a thermal emittance of at least 0.75 and greater or a solar reflectance index (SRI) of at least 75 and greater. For roofs with slopes 2:12 and greater, the roofing material shall have an aged solar reflectance value of 0.20 or greater, and a thermal emittance value of at least 0.75 and greater, or a SRI of at least 16.</p>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.6. COLORS & MATERIALS (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.6. COLORS & MATERIALS CONTINUES ON THE NEXT PAGE



2.6. COLORS & MATERIALS (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.6.8.	<p>Building wall materials, primary. Utilize one of the materials noted below as the primary wall material on a minimum of 70% of the total exterior wall area.</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Adobe finished and colored per the color requirements of Standard 2.6.1. <input type="checkbox"/> b. Cementitious panels and cement board (no vertical or horizontal lap board as a primary material) finished and colored per the color requirements of Standard 2.6.1. <input type="checkbox"/> c. Concrete or concrete panels, finished flat or textured, and colored per the color requirements of Standard 2.6.1. <input type="checkbox"/> d. Concrete breeze block, burnished, combed, fluted, ground-face, precision, projection and shadow, scored or ribbed, shotblast, slump, split, and textured units with integral color or painted per the color requirements of Standard 2.6.1. may be used as a primary material. Glazed block and brick may be used as an accent material not to exceed 30 percent of the total façade area. <input type="checkbox"/> e. Desert Masonry with mortar and grout colored per the color requirements of Standard 2.6.1. <input type="checkbox"/> f. Natural stone and stone veneer, non-polished, and per the color requirements of Standard 2.6.1. <input type="checkbox"/> g. Stucco; all finishes allowed, integrally colored or painted per the color requirements of Standard 2.6.1. <input type="checkbox"/> h. Wood siding; naturally clear finished western red cedar or redwood. 		<input type="checkbox"/>
2.6.9.	<p>Building wall materials, secondary. In addition to the list of materials in Standard 2.6.8, a second material from the same list or as selected by the applicant may be utilized as secondary and accent materials on a max. 30% of the total exterior wall area.</p>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.10.	<p>Wall materials, free-standing and retaining. Utilize any materials noted in Standard 2.6.8.</p>	<input type="checkbox"/>	<input type="checkbox"/>

2.6. COLORS & MATERIALS CONTINUES ON THE NEXT PAGE

CITY USE ONLY		
2.6. COLORS & MATERIALS (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2.6. COLORS & MATERIALS (CONT.)			
DESIGN STANDARD	DESCRIPTION	NOT APPLICABLE	COMPLIANT
2.6.11.	<p>Fence and guardrail materials. Fences and guardrails shall utilize one of the following materials.</p> <p><input type="checkbox"/> a. Aluminum, finished per the requirements of Standard 2.6.2 or Standard 2.6.3.</p> <p><input type="checkbox"/> b. Metal, finished per the requirements of Standard 2.6.2 or Standard 2.6.3.</p> <p><input type="checkbox"/> c. Wood, naturally finished. No colored stains.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>If "Not Applicable" was selected in the above section, provide an explanation for why the ODS does not apply to the proposed project (required). This comment box may also be used for further explanations of compliance (optional).</i></p>			

CITY USE ONLY		
2.6. COLORS & MATERIALS (CONT.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		

FINAL APPLICANT COMMENTS (OPTIONAL)

CITY USE ONLY
FINAL CITY COMMENTS (OPTIONAL)



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4

GLOSSARY



A

Accessory Building or Structure. Any subordinate building or structure located on the building site, detached from or attached to the principle structure, the use and architectural style of which is equivalent to that of a main building.

B

Building. A structure having a roof supported by columns or walls.

Building Area. The square footage of the total covered footprint of the building, including all floors of the building.

C

Canopy Tree. An evergreen or semi-deciduous tree planted for the purposes of providing shade, reducing glare, and heat build up. These trees shall have a minimum 30-foot diameter canopy potential.

Common Open Space. The open-to-the-sky area of a lot other than the building pad, and roads, drives, pathways, and easements that provide access or service to the building pad and any structures within the area of the building pad.

D

Dark-Sky Compliant. Outdoor lighting that is designed to prevent light pollution by directing light towards the ground.

Desert Masonry. A concrete and stone mixture that utilizes rocks and rubble materials from the surrounding and local area and sets them within poured in place concrete forms.

Design Standards. A toolbox of a broad range of measurable and quantifiable or “yes or no” design approaches that assists project proponents and their design teams in reaching compliance with the desired character and identity of the City of Palm Desert.

F

Fence. A freestanding structure of brick, stone, face stone, veneer stone, or any combination thereof resting on or partially buried in the ground level, and used for confinement, privacy, protection, screening, or partition purposes.

Frontage, Building. The building elevation that fronts on a public street, alley, driveway, parking area, pedestrian plaza, courtyard, or arcade.

Frontage, Public Street. The property line that adjoins a public street, alley, driveway, parking area, pedestrian plaza, courtyard, or arcade.

G

Grade, Average. The average elevation of the finished ground surface surrounding a building.

H

Height. Refer to Grade, Ground Elevation.

L

Landform Grading. Geomorphic grading or landforming that utilizes curvilinear forms and convex and concave slopes to mimic and blend with the adjoining undisturbed slopes. Landform grading utilizes plantings and distribution of plant materials that are either native to the Palm Desert Hills or selected from an approved plant materials list as noted in this section of the Zoning Code or as approved and available from the city.

M

Mass/Massing. The comprehensive bulk or three-dimensional form of a building or portion of a building as viewed from the exterior.

Main Structure. The primary structure on a single family dwelling lot.

P

Project Visibility, Hillside. A hillside project in the Hillside Planned Residential district is visible if the lot and buildings on the lot are visible from Highway 74.

R

Retaining Wall. A freestanding and continuous wall greater than three feet in height in relationship to the adjoining grade that as viewed from the top is open to the sky and intended to support sloped, cut, or fill earth.

Ridgeline, Major. A major ridgeline as noted in the Ridgeline Map in Section 2.1 of these Standards.

Ridgeline, Minor. A major ridgeline as noted in the Ridgeline Map in Section 2.1 of these Standards.

Roof, Flat. The angle of the roof is sloped less than 15 degrees.

S

Slope, Roof. The incline of a roof, expressed as a ratio of the roof's vertical rise to the horizontal run.

W

Wall. A continuous, upright, and planar structure that encloses, protects, and/or divides a site.

Wall, Building. The vertical face of a building or the vertical outer envelope of the structure.



PALM DESERT

HILLSIDE PLANNED RESIDENTIAL
DESIGN STANDARDS